

JOHN P. RELMAN\*  
 REED COLFAX\*  
 GLENN SCHLACTUS Bar No. 208414  
 STEPHEN HAYES\*  
 SARA PRATT\*  
 ZACHARY BEST\*  
 RELMAN COLFAX PLLC  
 1225 19th St. NW, Suite 600  
 Washington, D.C. 20036  
 Telephone: (202) 728-1888  
 Fax: (202) 728-0848  
 jrelman@relmanlaw.com  
 rcolfax@relmanlaw.com  
 gschlactus@relmanlaw.com  
 shayes@relmanlaw.com  
 spratt@relmanlaw.com  
 zbest@relmanlaw.com

*Attorneys for all Plaintiffs*

AJMEL QUERESHI\*  
 COTY MONTAG Bar No. 255703  
 NAACP LEGAL DEFENSE &  
 EDUCATIONAL FUND, INC.  
 700 14th St. NW, Suite 600  
 Washington, DC 20005  
 (202) 682-1300  
 aquereshi@naacpldf.org  
 cmontag@naacpldf.org

*Attorneys for all Plaintiffs*

ALLISON M. ZIEVE\*  
 PUBLIC CITIZEN LITIGATION GROUP  
 1600 20th St. NW  
 Washington, DC 20009  
 (202) 588-1000

*Attorney for all Plaintiffs*

MORGAN WILLIAMS\*  
 NATIONAL FAIR HOUSING  
 ALLIANCE  
 1331 Pennsylvania Ave., NW, Suite 610  
 Washington, D.C. 20004  
 Telephone: (202) 898-1661  
 mwilliams@nationalfairhousing.org

*Attorney for Plaintiff NFHA*

JULIA HOWARD-GIBBON Bar No.  
 321789  
 FAIR HOUSING ADVOCATES OF  
 NORTHERN CALIFORNIA  
 1314 Lincoln Ave., Suite A  
 San Rafael, CA 94901  
 (415) 483-7516  
 julia@fairhousingnorcal.org

*Attorney for Plaintiff Fair Housing  
 Advocates of Northern California*

*\* Admitted Pro Hac Vice*

UNITED STATES DISTRICT COURT FOR THE  
 NORTHERN DISTRICT OF CALIFORNIA

**NATIONAL FAIR HOUSING ALLIANCE;** )  
 )  
**FAIR HOUSING ADVOCATES OF** )  
**NORTHERN CALIFORNIA; and** )  
 )  
**BLDS, LTD d/b/a BLDS, LLC;** )  
 )  
 Plaintiffs, )  
 )  
 v. )

Case No. 4:20-cv-07388-JSW

1 )  
2 **MATT AMMON, Acting Secretary of the U.S.** )  
3 **Department of Housing and Urban** )  
4 **Development, in his official capacity; and** )

5 )  
6 **U.S. DEPARTMENT OF HOUSING AND** )  
7 **URBAN DEVELOPMENT;** )

8 Defendants. )  
9 )

10 **PLAINTIFFS' OPPOSITION TO DEFENDANTS'**  
11 **MOTION FOR A 60-DAY STAY OF CASE DEADLINES**  
12 )

13 Plaintiffs National Fair Housing Alliance, Fair Housing Advocates of Northern California and  
14 BLDS, Ltd. oppose the motion of Defendants United States Department of Housing and Urban  
15 Development ("HUD") and Matt Ammon, in his official capacity as Acting Secretary of HUD, for a  
16 60-day stay of this action. *See* Dkt. No. 50 (Feb. 11, 2021) ("Defs.' Mot."). Plaintiffs agree that a stay  
17 is appropriate, but respectfully submit that a 30-day stay would be more suitable for the reasons set  
18 forth below.

19 As Defendants state, there have been two important developments since Plaintiffs filed this  
20 lawsuit, which challenges HUD's adoption of a final rule dramatically altering how disparate impact  
21 claims are adjudicated under the Fair Housing Act, 42 U.S.C. § 3601 *et seq.* First, a preliminary  
22 injunction was entered staying the effective date of the rule in another case. *See* Mem. & Order,  
23 *Massachusetts Fair Housing Center v. HUD*, No. 3:20-cv-11765-MGM (Oct. 25, 2020). Defendants  
24 state that they do not seek to lift that stay. *See* Defs.' Mot. at 2. Second, President Biden issued a  
25 memorandum directing HUD to examine the rule at issue. *See id.* at 2-3. Defendants state that they  
26 are "considering [HUD]'s path forward in implementing the Presidential directive." *Id.* at 3.

27 Plaintiffs agree that litigating this dispute would be inefficient at this time due to these  
28 developments, warranting a stay. But as HUD considers its "path forward," the length of that stay is  
important. HUD has announced no timetable for its examination of the rule or making any decision  
about whether to withdraw or revise it in any respect. A sixty-day stay absent a timetable, with the

prospect of subsequent requests to extend the stay in additional sixty-day increments, would leave Plaintiffs to face a lengthy period of uncertainty about a rule that affects them significantly.

A shorter thirty-day stay will make it more likely that this case moves forward – one way or another – as expeditiously as possible. It will allow Defendants adequate time to chart HUD’s “path forward” and assure that Plaintiffs and the Court are informed of that path without unnecessary delay. If within thirty days HUD provides a timetable or otherwise demonstrates substantial progress in implementing the Presidential Memorandum, Plaintiffs will be open to considering an extension of the stay. In this way, sooner rather than later, the Court will have the information it needs to best manage this litigation.

Plaintiffs therefore propose a thirty-day stay, with the parties to file a joint status report before the end of that period.

Dated: February 16, 2021

Respectfully Submitted,

/s/ Glenn Schlactus  
 JOHN P. RELMAN\*  
 REED COLFAX\*  
 GLENN SCHLACTUS Bar No. 208414  
 STEPHEN HAYES\*  
 SARA PRATT\*  
 ZACHARY BEST\*  
 RELMAN COLFAX PLLC  
 1225 19th St. NW, Suite 600  
 Washington, D.C. 20036  
 Telephone: (202) 728-1888  
 Fax: (202) 728-0848  
 jrelman@relmanlaw.com  
 rcolfax@relmanlaw.com  
 gschlactus@relmanlaw.com  
 shayes@relmanlaw.com  
 spratt@relmanlaw.com  
 zbest@relmanlaw.com

*Attorneys for all Plaintiffs*

AJMEL QUERESHI\*

- 3 -

COTY MONTAG Bar No. 255703  
NAACP LEGAL DEFENSE &  
EDUCATIONAL FUND, INC.  
700 14th St. NW, Suite 600  
Washington, DC 20005  
(202) 682-1300  
aquereshi@naacpldf.org  
cmontag@naacpldf.org

*Attorneys for all Plaintiffs*

ALLISON M. ZIEVE\*  
PUBLIC CITIZEN LITIGATION GROUP  
1600 20th St. NW  
Washington, DC 20009  
(202) 588-1000

*Attorney for all Plaintiffs*

MORGAN WILLIAMS\*  
NATIONAL FAIR HOUSING  
ALLIANCE  
1331 Pennsylvania Ave., NW, Suite 610  
Washington, D.C. 20004  
Telephone: (202) 898-1661  
mwilliams@nationalfairhousing.org

*Attorney for Plaintiff National Fair Housing  
Alliance*

JULIA HOWARD-GIBBON Bar No. 321789  
FAIR HOUSING ADVOCATES OF  
NORTHERN CALIFORNIA  
1314 Lincoln Ave., Suite A  
San Rafael, CA 94901  
(415) 483-7516  
julia@fairhousingnorcal.org

*Attorney for Plaintiff Fair Housing Advocates  
of Northern California*

*\* Admitted Pro Hac Vice*

**CERTIFICATE OF SERVICE**

I hereby certify that on this 16th day of February, 2021, a true and correct copy of the foregoing Plaintiffs' Opposition to Defendants' Motion For a 60-Day Stay of Case Deadlines was filed through this Court's CM/ECF system, which will send notification of such filing on all counsel of record.

/s/ Glenn Schlactus  
Glenn Schlactus  
*Attorney for all Plaintiffs*